

WEBER THOMPSON



MEETING MINUTES

TODAY'S DATE:	090518		MEETING NUMBER:	Workshop #1
PROJECT:	South Lake Union Urban Design Framework		MEETING DATE:	090514
			PROJECT NUMBER: SERVICE	09-016
				Communities / Urban Design
SUBJECT:	Workshop #1			
LOCATION:	Weber Thompson			
ATTENDING:	ATTENDEE	COMPANY	INITIALS	
	Marshall Foster	City, OPM	MF	
	Jim Holmes	City, DPD	JH	
	Darby Watson	City, SDOT	DW	
	David Graves	City, Parks	DG	
	Geoffrey Wentlandt	City, DPD	GW	
	Katherine Cornwell	City, DPD	KC	
	Peter Dobrovolny	City, DPD	PD	
	Jackie Smith	City, SCL	JS	
	Dan Foltz	Weber Thompson	DF	
	Catherine Benotto	Weber Thompson	CB	
	Brian Steinburg	Weber Thompson	BS	
	Donald McLaughlin	Weber Thompson	DM	
	Jim Westcott	Weber Thompson	JW	
	Steve Price	Weber Thompson	SP	
	Amanda Keating	Weber Thompson	AK	
	Ginger Garff	Weber Thompson	GG	

John Savo	NBBJ	JS
Jeff Benesi	Mithun	JB
Bill LaPatra	Mithun	BL
Matt Roewe	Via Architects	MR
Mahlon Clements	Bumgardner	MC
Danielle Pierce	One Planet Communities	DP
COPIES TO:	ALL ATTENDING	

Project Background

- EIS – Urban Design Framework
 - Rezone South Lake Union
 - Ht. / Bulk / Scale
 - What makes a livable neighborhood?
- SLU should be a model for Sustainable Development – both at the building and neighborhood scale.
 - Use LEED-ND existing conditions data and One Planet Communities® to inform proposals as they are developed and ensure integrated design.
- Everything must have an implementation strategy.

Common Themes

1. Encourage innovative, equitable development

Themes	Challenges
<ul style="list-style-type: none"> ○ Preserve historic buildings / affordable housing / residential clusters ○ Building design should focus on “the first 40 feet” ○ Diverse building types – residential and commercial, towers and podiums. ○ Encourage diverse housing types and levels of affordability - family housing, ground-related housing (townhomes, etc), mixed-income housing. ○ Increased height is OK, but with towers designed to optimize urban form, openness, views and right scale at the podium level. ○ Recognize and plan for special needs of life sciences / R&D buildings 	<ul style="list-style-type: none"> ○ Zoning / guidelines can't mandate good design.... ○ Challenge of integrating towers and townhomes etc. into small sites ○ Others?

2. Create safe, attractive streets and public spaces that support alternatives travel modes

Themes	Challenges
<ul style="list-style-type: none"> ○ Activate “heart locations” – make successful pedestrian / retail ○ Establish a strong definition of the quality of each street– not just Westlake, Terry, etc. ○ Create an E/W Green Street linking SLU to Queen Anne / Seattle Center. ○ Create unique gateway experiences / safe connections (e.g. Denny Way) ○ Diverse types of open space, to meet a range of needs (playgrounds, etc). ○ Look at potential for pedestrian alleys / mid block connections similar to Alley 24 or Amazon campus. 	<ul style="list-style-type: none"> ○ North portal will change traffic patterns; difficult to predict now ○ Access needs – parking and loading ○ Role of streets in providing district-level sustainability strategies ○ Streetscape improvements are typically project-by-project; how do we knit them together ○ Others?

3. Improve access to community services over time

Themes	Challenges
<ul style="list-style-type: none"> ○ Create dedicated space for arts / culture / education in the neighborhood ○ Build Shared Community Facilities ○ Develop Density around Public Investments 	<ul style="list-style-type: none"> ○ How to phase in as the neighborhood grows? ○ Working with outside partners – School District, etc. ○ Others?

Discussion Points

- Participants agreed that the Denny / Broad / Aurora triangle area should be integrated into the study area due to its relationship to greater South Lake Union and separation from the rest of Uptown.

Team Reports

Team 1

- Thomas Street possibilities
 - Aspire to a park/blvd
 - Beyond just a green street
 - A cultural walk to Seattle Center
 - Include habitat, ecology, sustainability functions
 - Crossing I-5?? –challenge
- North/South tremendous blvd. potential
- *Hierarchy* of streets
 - Each draft gets “cleaner”
 - Helps define neighborhoods
- Orientation of buildings mostly E/W for solar orientation reasons??
- Need to humanize buildings
 - Fairview, Westlake, etc.
 - ??Fairview- not as clear
 - What is this corridor? –opportunity here
 - Could this be green “mews”?
- Reorientation of buildings
 - Alley vacation opportunities
 - A strategy for alleys
 - Get more buildings oriented for solar exposure
- How to make family friendly strategy
 - Residential neighborhoods/nodes
 - Cascade & 8th
 - School?
 - Grocery?
 - Service/retail
- Sustainability –water/orientation & energy
 - Storm water – swale, sea streets concept
 - Storm water back to light
- Reconsider Potlatch trail & lake to bay
- Fairview
 - A demarcation between cascade neighborhood
 - Intersection on Fairview/Dexter maybe more important than mid-block
- Dexter & Fairview will have similar issues
 - Urban avenues

- Needs to be porous
- Westlake is “main street”
 - High retail, action street
- “Hearts”
 - Place for community center or library?
 - Denny Park, what else?
 - Terry & Valley
 - Terry to SLU Park
 - Cultural
 - Recreational
 - Retail
 - Needs to continue into the lakefront parcels
 - Link/extend park into the neighborhood
 - How to get into park
 - Great retail opportunity
 - Residential location
- Two scales – citywide scale & neighborhood scale

Team 2

- Connectivity/permeability
 - To “BDA”
 - To the north
 - Through blocks E/W
 - To Capitol Hill (?)
 - To Downtown (grid shift)
 - From Dexter down to lake
 - Lakefront promenade
- Residential zones
 - Denny
 - Cascade
 - Pedestrian streets & connections
 - School
 - Incentivised retail/amenity campus
 - 8th and Mercer campus
- Building bases/livable streets
 - 1st 40' +/-
 - open spaces
- Developer open space incentives
- Waterfront Blocks
 - Relationship to park
- Gateways & edges
 - Street frontage types/character
- Height/bulk/scale
 - (&separation)

Table 3

- Expand area to uptown (5th) and just south of Denny
- Define SLU substation opportunities
- Energy sharing
 - systems approach
- Green street
 - aggressive
- Gateways
 - macro save = orientation
- Heart(s)
 - (streets & parks)
 - Memory making
 - Large & small/n
 - Regional & neighborhood
- Small park incentives/developer driven
- West of Westlake
 - Shift alley direction to E/W
 - Housing, grade related
 - School, civic, function opportunities
- Sub-neighborhoods
 - Different character & solutions/land use options
- Towers: study
 - 50% now bread loves
 - more towers for variety
 - Towers with lot coverage restrictions
 - Height at waterfront = study
 - 1st 40' study/quantify

Selection Criteria:

- 1. DON'T REINVENT THE WHEEL:**
 - Has significant planning been done previously? (i.e. Terry Avenue, Mercer, Swales on Yale, Denny)
 - Does / can it utilize past planning efforts in an effort to demonstrate a concept?
- 2. SHOULD IT BE EXPLORED THROUGH A CHARETTE PROCESS?:**
 - Is this a policy discussion or a charette topic?
 - Is there enough detail or depth to achieve project goals?
 - Is there another forum or body of expertise that would best address this issue?
- 3. IS IT ACHIEVABLE IN THIS CHARETTE SCHEDULE?:**
 - Is the subject too broad, or requiring too much detail to be helpful?
- 4. IMPLEMENT THE PLAN:**
 - Does it support the neighborhood plan?
 - Is there a clear path to implement this, or are there implementation barriers to that would exclude it from further study?

Reference Themes

- 1. Sustainability – One Planet Communities**
- 2. Connectivity / Permeability**
- 3. Hierarchy of Streets**
 - Street classification
 - Character
 - Frontage use

Recommended “Opportunities” for Future Workshops : (In order of priority)

1. Gateways / Hearts / Edges

- Gateway Opportunities:
 - Mercer On-ramps corridor as an area for urban scale art gateway
 - Terry and Valley connection to SLU park
 - Westlake and Denny
 - Fairview and Denny
 - Mercer and Dexter
 - New Gateways
 - Harrison and Aurora
 - Valley from Boren to Westlake
 - Pedestrian
 - Transit: Trolley
 - Auto
- Hearts Opportunities: Place for community center or library?
 - Denny Park
 - Repurpose for neighborhood needs
 - Valley from Boren to Westlake
 - Cultural
 - Recreational
 - Retail
 - Needs to continue into the lakefront parcels
 - Link/extend park into the neighborhood
 - How to get into park
 - Great retail opportunity
 - Residential location
 - Westlake as “Main Street”
 - High Retail
 - Action Street
 - 24/7 activity

- Transit Spine – consolidate N/S routes onto Westlake?
- Rethink N-S Boulevards to be more pedestrian friendly
 - Fairview
 - Dexter
- New Hearts?
 - 8th and Mercer vacated Broad street block
 - 8th Avenue as a major pedestrian corridor\
- Developed Hearts: No study required due to planned or implemented improvements
 - Cascade Playground
 - Westlake
 - LU Park
 - Terry Avenue
- Edge Opportunities:
 - Public Access to Lakefront edge
 - Denny Way
 - Pedestrian permeability
 - Eastlake at I-5
 - Street Frontage types and character

2. East/west connections

- South Lake Union/Denny Broad Aurora triangle seam
- Thomas / Harrison / John reconnection to Uptown
- Thomas – Broad connection to Central Seattle waterfront
 - Beyond a green street
 - Cultural walk to Seattle Center
 - Habitat, ecology and sustainability functions
- Cross I-5 Capitol Hill connection
- Transit (Streetcar)
- Dexter to Westlake pedestrian connections.
- Reconsider Lake to Bay (Potlatch Trail)

3. Residential zones

- Pedestrian streets / active alleys / cross block connectors / Open space pockets and community gathering spaces
- Incentivize key amenities in Residential Zone
 - School / Day Care
 - Space for Arts and Community groups
- Family Friendly
 - Grocery
 - Services / Retail
 - Day Care
 - Library
 - Community Center
 - Active open space
 - Basket ball full or half courts

- Cascade
 - Existing residential neighborhood with extensive planning and buildout
 - Seattle Times Block integration for a future residential Fairview Ave.
 - Area south of Cascade Playground
 - Effect of SPU substation at the Greyhound block.
- 8th Ave. / Mercer Civic Amenities Campus on site of vacated Broad St.
 - Location of Library / recreation space
 - Connect to SLU Park along Broad / Valley
- 8th Avenue as a highly Pedestrian / Residential Street
 - Woonerf
 - Multi-Functional
 - Limited or closed in whole to auto traffic
 - Locate pocket parks / community spaces
- Expand upon East West Connection Study in this zone.
- Denny Park: Repurpose for neighborhood needs.

4. Waterfront

- Key opportunity – significant new development, site control, leveraging major public investments
- What is the right relationship between new development and the water's edge / public promenade / LU Park – how to create permeability, easy pedestrian access, views, etc.
- Integrating Valley Street blocks and “Panhandle” development opportunities
- Westlake Pedestrian corridor from Harrison to Valley
- Opportunities for district-level sustainability strategies – One Planet Communities, others
- Possibilities for development agreement to incentivize development of public amenity in the LU waterfront area. Possible opportunity to explore district energy.

5. Implementation Workshop I – Prototype Blocks

- Alley Vacation opportunities
 - Strategy for multi-functional, pedestrian alleys.
- First 40' – pedestrian character
- Humanize Buildings
- Tower location - separation/ base / open space / massing
- Locations:
 - 8th Avenue Residential Zone
 - DBA Triangle
 - Seattle Times Blocks
 - Waterfront Blocks
 - Cascade (Denny to Thomas corridor)

6. Implementation Workshop II – Incentive Strategies

- Implementation focused
- Incentive menus for
 - LEED - Silver, Gold, Platinum
 - Open space
 - Height / Bulk

- Towers
 - Spacing
 - Floor plate size
 - Height (within established height bookends identified in the EIS).
- Base
 - Street character @ base
 - Incentives for active alleys, open space
 - Hidden parking / Active façade strategies
 - Access to site
 - Pedestrian
 - Auto

Potential Expanded Study Areas:

District / network energy & water systems

- Implementation focused
- Strategies / Opportunities for District energy systems
- Area wide strategies for natural water management systems
- Substation opportunities

Public Amenities: School, community center, library

- More detailed analysis / recommendations based on working with Seattle School District, other outside agencies.

ALL After reviewing these minutes, if you have any comments or corrections, please notify us within seven days of receipt or we will assume you concur with the above.